

**AGENDA  
4A ECONOMIC DEVELOPMENT COMMISSION  
CITY OF FERRIS  
MUNICIPAL CORPORATION OF THE  
STATE OF TEXAS, ELLIS COUNTY  
AT THE  
COUNCIL CHAMBERS  
215 W. SIXTH STREET, FERRIS, TEXAS 75125  
2:00 P.M. THURSDAY, SEPTEMBER 10, 2015**

***NOTICE IS HEREBY GIVEN THAT THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN SPECIAL SESSION AT 2:00 P.M. ON THE 10<sup>TH</sup> DAY OF SEPTEMBER, 2015 AT THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125 FOR THE PURPOSE OF CONSIDERING:***

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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**COMMISSION BUSINESS**

- |    |   |   |
|----|---|---|
| 1. | Call to order.  | ø |
| 2. | Roll call to determine the presence of a quorum.  | 1 |
| 3. | Discussion, consideration and action as may be appropriate regarding the 2015-2016 meeting dates. | 2 |
| 4. | Discussion of 2015-2016 4A EDC Board accomplishments.   | 3 |
| 5. | Election of officers.   | ø |

**APPROVAL OF MINUTES**

- |    |  |   |
|----|--|---|
| 6. | Consider approval of 4A E.D.C. meeting minutes of August 13, 2015. | 4 |
|----|--|---|

**NEW BUSINESS**

- |    |  |   |
|----|--|---|
| 7. | Discussion, consideration and action as may be appropriate regarding the 2015-2016 4A EDC Board Work Plan. | 7 |
|----|--|---|

8. Discussion, consideration and action as may be appropriate regarding the localized Texas Workforce Commission Labor study. Sep. Cov.
9. Discussion, consideration and action as may be appropriate regarding the Phase 2 retail and property analysis. Sep. Cov.

### CLOSING

10. Discuss items to be placed on next meeting's agenda. Ø
11. Adjourn. Ø

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### Executive Session Reservation

The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec.

#### **551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT**

**NEGOTIATIONS:** Closed session is allowed (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

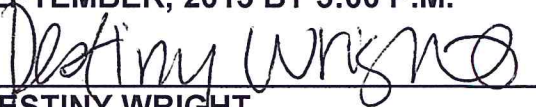
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### Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

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I, DESTINY WRIGHT, HEREBY  
CERTIFY THAT THE FOREGOING  
NOTICE WAS POSTED ON OR  
BEFORE THE 4<sup>TH</sup> DAY OF  
SEPTEMBER, 2015 BY 5:00 P.M.

  
DESTINY WRIGHT  
CITY SECRETARY



# 4A E.D.C. MEETING ATTENDANCE RECORD 2015-2016

4A E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Place	Name	Title	10	8	12	10	14	11	10	14	12	9	14	11
Place 1	James Harrison	Commissioner												
Place 2	Bill Pardue	Commissioner												
Place 3	Michael Martinez	Commissioner												
Place 4	Charles Hatfield	Commissioner												
Place 5	Chad Newsom	Commissioner												

Total Present:                                                                           

A quorum of the commission is 3 members.

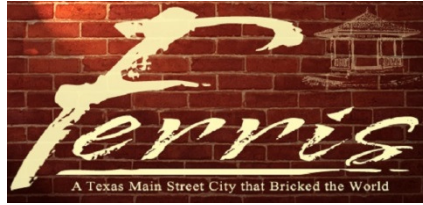
City Staff			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Title	Name		10	8	12	10	14	11	10	14	12	9	14	11
E.D. Coordinator	Chuck Dart													

Total Present:                                                                           

Chairman- "Will the Secretary please call the roll."  
The Secretary calls each member's position and name.  
They respond if they are present.  
Secretary- "A quorum is present."

P	Present
A	Absent
R	Resigned
D	Deceased
E	End of Term

			4A	Alt 4A
September	Labor Day	5-Sep	10	
	Chuck gone	Sept 14-15		
October			8	
November	Veteran's Day	11-Nov	12	
November	Thanksgiving	Nov 26-27		
December	Christmas	25-Dec	10	
January	New Year's	1-Jan	14	
January	MLK Day	18-Jan		
February	President's Day	15-Feb	11	
March	Spring Break	Mar 14-18	10	
April			14	
May	Memorial Day	30-May	12	
June			9	
July	Independence Day	4-Jul	14	
August			11	



## 4A Economic Development Corporation

### Accomplishments for 2014 – 2015

1. Interviewed multiple consultants for development of the City of Ferris Strategic Plan, resulting in:

#### **Strategic Plan Immediate Goals**

1. Find solution to high bandwidth internet
2. Expand community cleanup and City Pride programs
3. Replace Waste Management Revenue Stream by
  - I. develop retail along interstate & key traffic areas
  - II. identifying workforce needs and partners
4. Address drinking water capacity needs and taste perceptions.

#### **Strategic Plan Longer Term Goals**

1. Rebuild water & sewer system
  2. Prepare for loss of Waste Management revenue through
    - i. reuse of existing industrial buildings;
    - ii. accommodation of production, distribution and repair businesses;
    - iii. creation of a downtown park to attract residents, businesses, and consumers.
  3. Brand Historic Downtown
2. Investigated multiple sites for potential industrial park.
  3. Purchased FM660 frontage for potential retail park ingress and egress.

## Board Members

James Harrison, Chair, Place 1

Chuck Dart, E.D.C. Director

Bill Pardue, Place 2

Michael Martinez, Secretary, Place 3

Charles Hatfield, Place 4

Chad Newsom, Vice Chair, Place 5

**STATE OF TEXAS  
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET  
IN REGULAR SESSION AUGUST 13, 2015 AT 1:00 P.M. IN THE  
COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET,  
FERRIS, TEXAS 75125.**

**MEMBERS PRESENT**

James Harrison, Place 1  
Bill Pardue, Place 2  
Michael Martinez, Place 3  
Charles Hatfield, Place 4

**STAFF PRESENT**

Chuck Dart, Econ. Dev. Director

**MEMBERS ABSENT**

Chad Newsom, Place 5

**STAFF ABSENT**

**COMMISSION BUSINESS**

**1. Call to order.**

James Harrison called the meeting to order at 1:00 PM.

**2. Roll call to determine the presence of a quorum.**

The roll was called and a quorum was determined to be present.

**3. Discussion, consideration, and action as may be appropriate regarding the  
TEDC annual meeting.**

Bill Pardue moved to approve expenses for Charles Hatfield and Michael Martinez to attend the TEDC annual meeting in October at the Westin in Plaza Galleria. Seconded by James Harrison. For: Unanimous. Motion carried 4-0-0.

**APPROVAL OF MINUTES**

**4. Consider approval of 4A E.D.C. meeting minutes of July 16, 2015 and July 23, 2015.**

08-13-2015 4A E.D.C. MINUTES

Michael Martinez moved to approve the minutes for the 4A E.D.C. meetings of July 16, 2015 and July 23, 2015. Seconded by Charles Hatfield. For: Unanimous. Motion carried 4-0-0.

### **DISCUSSION**

**5. Discussion of wireless internet infrastructure by guest speaker.**

A guest speaker from ECTISP gave a presentation to the commissioners about potential solutions to provide additional high speed internet bandwidth in Ferris. This will also address the need of the potential industrial park and/or business/retail park tenants.

**6. Discussion of veterans memorial.**

Chuck Dart informed the commission that Brad Oldham, sculptor, has informed him that the donor has decided to not fund the project for unknown reasons.

**7. Discussion of adoption of Strategic Plan by City Council and next steps.**

The Strategic Plan was adopted by City Council on August 3, 2015. The commissioners will need to decide which items to pursue first.

**8. Discussion of a potential industrial park location.**

The commissioners discussed potential industrial park locations. Chuck Dart the potential of land on the west side of Ferris.

**9. Discussion of contract Administrative Services.**

The decision to continue utilizing City Staff for administrative and financial tasks for the 4A E.D.C. was confirmed by the commissioners.

### **CLOSING**

**10. Discuss items to be placed on next meeting's agenda.**

- Review and select Strategic Plan items to pursue
- Industrial park
- Administrative agreement follow up with attorney
- High speed internet

08-13-2015 4A E.D.C. MINUTES

- Labor study

**11. Adjourn.**

With no further business to come before the board, Bill Pardue moved to adjourn the meeting. Seconded by Charles Hatfield. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 2:19 P.M.

**APPROVED THIS THE 10<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

ATTEST:

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Chuck Dart  
Economic Development Coordinator

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Cynthia Sanchez  
Secretary to City Manager

*\*Important administrative notation:*

*These minutes have been composed by using meeting notes provided to Cynthia Sanchez.*



## **Ferris 4A EDC Work Plan - draft 2015-2016**

### **Vision Statement:**

Ferris, Texas has leveraged its location just south of Dallas and put in place the infrastructure necessary to foster quality residential and commercial growth.

Adopted by the Ferris City Council on August 3, 2015.

### **Mission Statement:**

Ferris citizens, leaders and business owners generate respectable economic growth through funding and development of quality infrastructure, continued beautification and new and expanded businesses.

Adopted by the Ferris City Council on August 3, 2015.

### **Strategic Plan Immediate Goals**

1. High bandwidth Internet
2. Expand community cleanup and City Pride
3. Replace Waste Management Revenue Stream
  - a. Develop retail along interstate & key traffic areas
  - b. Workforce needs and partners
4. Drinking water

## **2015-2016 Ferris 4A EDC Work Plan – draft**

### **Strategic Plan Goals**

1. Rebuild water & sewer system
2. Prepare for loss of Waste Management revenue
3. Brand Historic Downtown

### **Others**

1. Industrial Park

Which strategic plan goals fall into 4A EDC responsibility?

What quantifiable objectives can be achieved in the next 12 months?

What are the tasks that lead to achieving those objectives?

Who will be lead persons on each task?

What is the timeline for each task?

## 2015-2016 Ferris 4A EDC Work Plan – draft

ID	Program Goal or Objective	Action Item	Responsible Party	Timeline	Status
1					
2					
3					